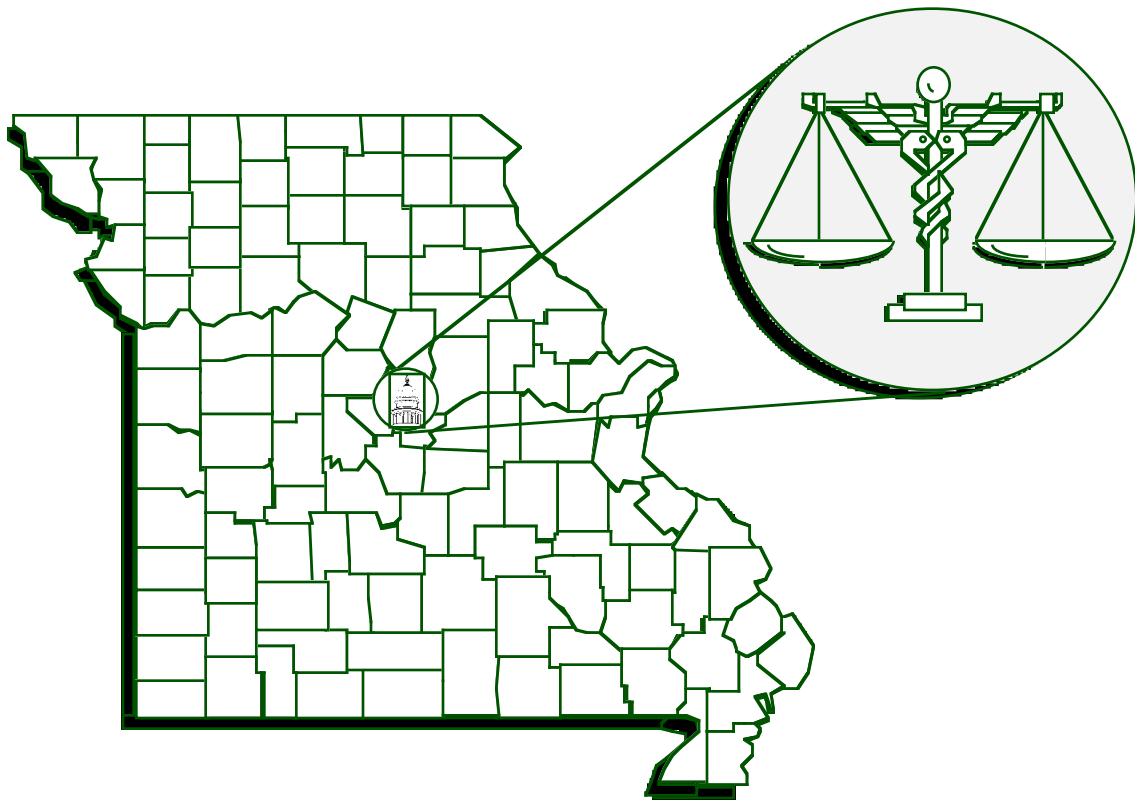


Missouri Health Facilities Review Committee

Certificate of Need Meeting Compendium



July 12, 2010

**State Capitol Building
House Hearing Room 6
Jefferson City, MO**



MHFRC

Missouri Health Facilities Review Committee

Post Office Box 570, Jefferson City, MO 65102
Voice: (573) 751-6403 Fax: (573) 751-7894 Website: <www.dhss.mo.gov/con>

Gordon L. Kinne, Chair

James Tellatin, Vice Chair
T. Martin Vollmar, MD

Rory Ellinger
Edna M. Talboy

Rep. Kenny Jones
Rep. Jake Zimmerman

Senator Robin Wright-Jones
Senator Eric Schmitt

Memorandum To Missouri Health Facilities Review Committee

From: Thomas R. Piper, Director
Certificate of Need Program

TRP

Date: June 22, 2010

Subject: July 12, 2010, Certificate of Need Meeting

This Compendium, in PDF format, is being emailed in preparation for our upcoming Certificate of Need meeting on July 12, 2010. It contains the majority of information needed for this face-to-face meeting in Jefferson City.

The applications under New Business, plus the information received for the requests under Previous Business, are available for viewing on our website at www.dhss.mo.gov/CON/Calendars.html. If these cannot be viewed on your computer, please let us know as soon as possible.

At your earliest opportunity, **please RSVP to our office** by phone or email to let us know whether or not you are planning to attend the meeting. If you need a hotel reservation for Sunday night, let us know about that too.

Feel free to contact us if you have questions regarding the agenda items or any other concerns. We look forward to seeing you at this next meeting.

TRP/ds

Missouri Health Facilities Review Committee
Certificate of Need Meeting
July 12, 2010, 9:00 a.m.
House Hearing Room 6, Capitol Building, Jefferson City

Tentative Agenda

A.Committee Business

- 1.Review and Perfect Agenda
- 2.Present Mission Statement
- 3.Review Registered Representative Log
- 4.Present Meeting Protocol and Applicant Seating

B.Management Issues and Activity Schedules

- 1.2010 and 2011 Meeting Calendars
- 2.Proposed Rules Update
- 3.Other

C.Old Business: Non-Applicability Issues and Expedited Applications

1. Incomplete LTC Projects
- 2.Report of Non-Applicability Letters Issued (approve Chair's signature)

D.New Business: Full applications

1. **#4509 HS:** St. John's Orthopedic Hospital
Ozark (Greene County)
\$104,973,000, Establish 48-bed orthopedic hospital
2. **#4516 RS:** Chesterfield Senior Care
Chesterfield (St. Louis County)
\$8,213,069, Establish 51-bed ALF
3. **#4511 RS:** FSP-Ballwin Senior Living
Ballwin (St. Louis County)
\$19,847,820, Establish 98-bed ALF
4. **#4506 RS:** Westbrook Terrace Residential
Jefferson City (Cole County)
\$2,108,084, Add 16 ALF beds

E.Previous Business: Modifications and Extensions

- 1 **#4243 HS:** Shriners Hospital for Children
St. Louis (St. Louis County)
\$145,855,298, Third extension on CON to establish 40-bed
acute care childrens' hospital

2. **#4346 NS:** Northgate Park Nursing Home
Florissant (St. Louis County)
\$1,007,750, Second extension on CON to renovate/modernize LTC facility
3. **#4123 RM:** Silver Oak Senior Living of Columbia
Columbia (Boone County)
\$5,600,000, Change of owner/operator, reduction of project cost and site change
4. **#4191 HS:** St. Mary's Health Center
Jefferson City (Cole County)
\$209,500,000, Fourth extension on CON to establish 167-bed acute care hospital
5. **#4250 HS:** St. Joseph Medical Center
Kansas City (Jackson County)
\$2,279,711, Third extension on CON to replace interventional radiology lab
- 6.# **4183 RM:** Chapman Farms Senior Estates, LLC
Blue Springs (Jackson County)
\$8,174,158, Fourth extension, site change, and reduction in project
cost on CON to establish 80-bed ALF

F.Legal Counsel Report

- 1.Litigation Issues Report
- 2.Other Issues Discussions

Suggested Motions

I. Motions for Action on Applications

A. Approve as Submitted:

I move we certify a need for project# _____ as set forth in the application.

B. Approve for Less:

I move we certify a need for less than what was originally sought in project # _____ by granting approval for all portions except the _____ which would be reduced from _____ to _____.

C. Denial:

I move we refuse to certify a need project # _____ for the reasons set forth as follows (list reasons):

II. Motions to Close Meeting (Closed Session)

A. I move that this meeting be closed, and that all records and votes, to the extent permitted by law, pertaining to and/or resulting from this closed meeting be closed under Section 610.021 (choose one of the following):

1. Subsection (1) RSMo for the purpose of discussing **general legal actions, causes of action or litigation, and any confidential or privileged communications between this agency and its attorney.**
2. Subsection (3) RSMo for the purpose of **discussing hiring, firing, disciplining or promoting an employee of this agency.**
3. Subsection (13) RSMo for the purpose of making **performance ratings pertaining to individual employees.**
4. For the purpose of **reviewing and approving the closed minutes of one or more previous meetings** and which authorized this agency to go into closed session during those meetings.
5. Subsection (14) and Section 620.010.14, Subsection (7) RSMo for the purpose of discussing **investigative reports and/or complaints and/or audits and/or other information pertaining to a licensee or applicant.**

B. I move that this closed meeting be adjourned and that we return to Open Session.

Missouri Health Facilities Review Committee

Mission:

To achieve the highest level of health for Missourians through cost containment, reasonable access, and public accountability.

Goals:

- Review proposed health care services;
- Address community need;
- Manage health costs;
- Promote economic value;
- Negotiate competing interests;
- Prevent unnecessary duplication; and
- Disseminate health-related information to interested and affected parties.

Registered Reps for July 12, 2010, CON Meeting

<u>Project Name and Description</u>	<u>Name, Title and Organization Represented</u>		<u>Phone No.</u>	<u>Position Advocated</u>
4509 HS St. John's Orothopedic Hospital Establish 48-bed orthopedic hospital				
ELMORE, Craig W.	Consultant	JJEDCOE Services	913-345-0048	Support
HENNESSEY, William J., III	VP, Plng & Marketing	St. John's Health System	417-820-7848	Support
SWOPE, Jon D.	Chief Executive Officer	St. John's Health System	417-820-2710	Support
4516 RS Chesterfield Senior Care Establish 51-bed ALF				
SCAVOTTO, Margaret C.	Attorney	Lashly & Baer, P.C.	314-621-2939	Support
WATTERS, Richard D.	Attorney	Lashly & Baer, P.C.	314-621-2939	Support
4511 RS FSP-Ballwin Establish 98-bed ALF				
BARDGETT, John E., Jr.	President	John Bardgett & Associates, Inc.	636-530-9392	Support
SCAVOTTO, Margaret C.	Attorney	Lashly & Baer, P.C.	314-621-2939	Support
TUTTLE, Kim	Lobbyist	KtCoLLC	636-530-9392	Support
WATTERS, Richard D.	Attorney	Lashly & Baer, P.C.	314-621-2939	Support
4506 RS Westbrook Terrace Add 16 ALF beds				
BRACKMAN, Lynn S.	Attorney	Lewis, Rice & Fingersh, L.C.	314-444-7823	Support
MONTGOMERY, Henley	Project Development	Americare	573-424-4949	Support
4496 RS Columbia Colonies Establish 70-bed ALF				
BRACKMAN, Lynn S.	Attorney	Lewis, Rice & Fingersh L.C.	314-444-7823	Support
MONTGOMERY, Henley	Project Development	Americare	573-424-4949	Support

(Sorted by project number as they appear on the agenda)

Report Date: 06/12/10

Missouri Health Facilities Review Committee

MEETING PROTOCOL

Presenter Information

- REPRESENTATIVE REGISTRATION FORM
All presenters must complete and sign a “**Representative Registration Form**” and give the completed form to the Sign-In Coordinator **prior to speaking**. This form is available on a table near the entrance to the meeting chamber.
- APPLICANT PRESENTATION OF “KEY POINTS” AND SUMMATION
The applicant’s presentation should be a “key points summary” **based on the written application and should not exceed 10 minutes** inclusive of all presenters with 5 minutes additional time for summation before the staff wrap-up.
- WRITTEN APPLICATION REMINDER
Applicants are reminded that **no new material** beyond the written applications is to be introduced, and no materials or additional papers are to be distributed at the meeting.
- AFFECTED PARTIES PRESENTATIONS
All “affected parties” presentations are limited to 3 minutes per person, **up to a maximum per project** of 90 minutes collectively for supporting, 20 minutes for neutral, and 90 minutes for opposing presentations.
- APPLICANT SUMMATION
The summation is intended to recap the key points made by the applicant. Rebuttals of “affected parties” presentations by applicants are generally discouraged and will not normally be entertained from the floor.

General Information

- RESERVED AREA
Reserved Area is to be used by the applicant and supporters during the applicant’s presentation only and then vacated for the next group.
- PRESENTATION AREA
Individuals waiting to present shall remain clear of the presentation area until specifically called by name or upon “open call” by the chairman.
- TIME MONITOR
Prescribed time limits will be monitored by the Time Keeper. Presenters shall observe the Time Keeper’s indications of lapsed time to ensure each presenter has an opportunity to present within the allotted time.

Management Issues and Activity Schedules

2010						
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Approved 2010 MHFRC Meeting Calendar

Certificate of Need Meetings

January 11.....Jefferson City

March 15.....Jefferson City

May 10.....Jefferson City

July 12.....Jefferson City

September 13.....Jefferson City

November 8.....Jefferson City

January 10, 2011.....Jefferson City

Administrative Workshop

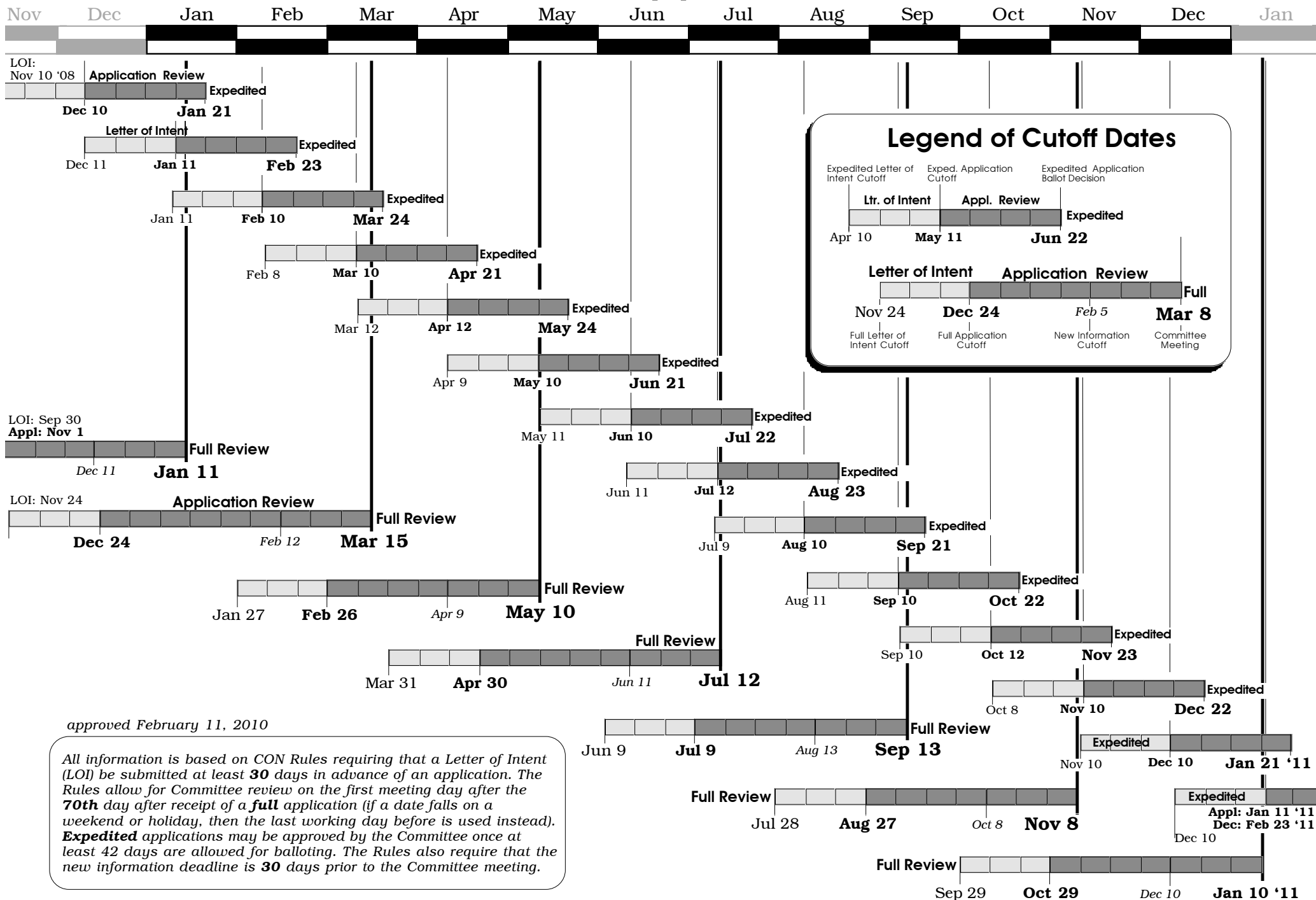
October 4.....Jefferson City

- ☒ CON/Admin. Meetings
- ☐ Committee Workshop
- ☐ CON Round Table Meetings
(state agencies info exchange)



Approval date: February 11, 2010

2010 Letter of Intent and Application Review Calendar



2011						
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Proposed 2011 MHFRC Meeting Calendar

Certificate of Need Meetings

January 10	Jefferson City
March 14	Jefferson City
May 9	Jefferson City
July 11	Jefferson City
September 12	Jefferson City
November 7	Jefferson City
January 9, 2012	Jefferson City

Administrative Meetings

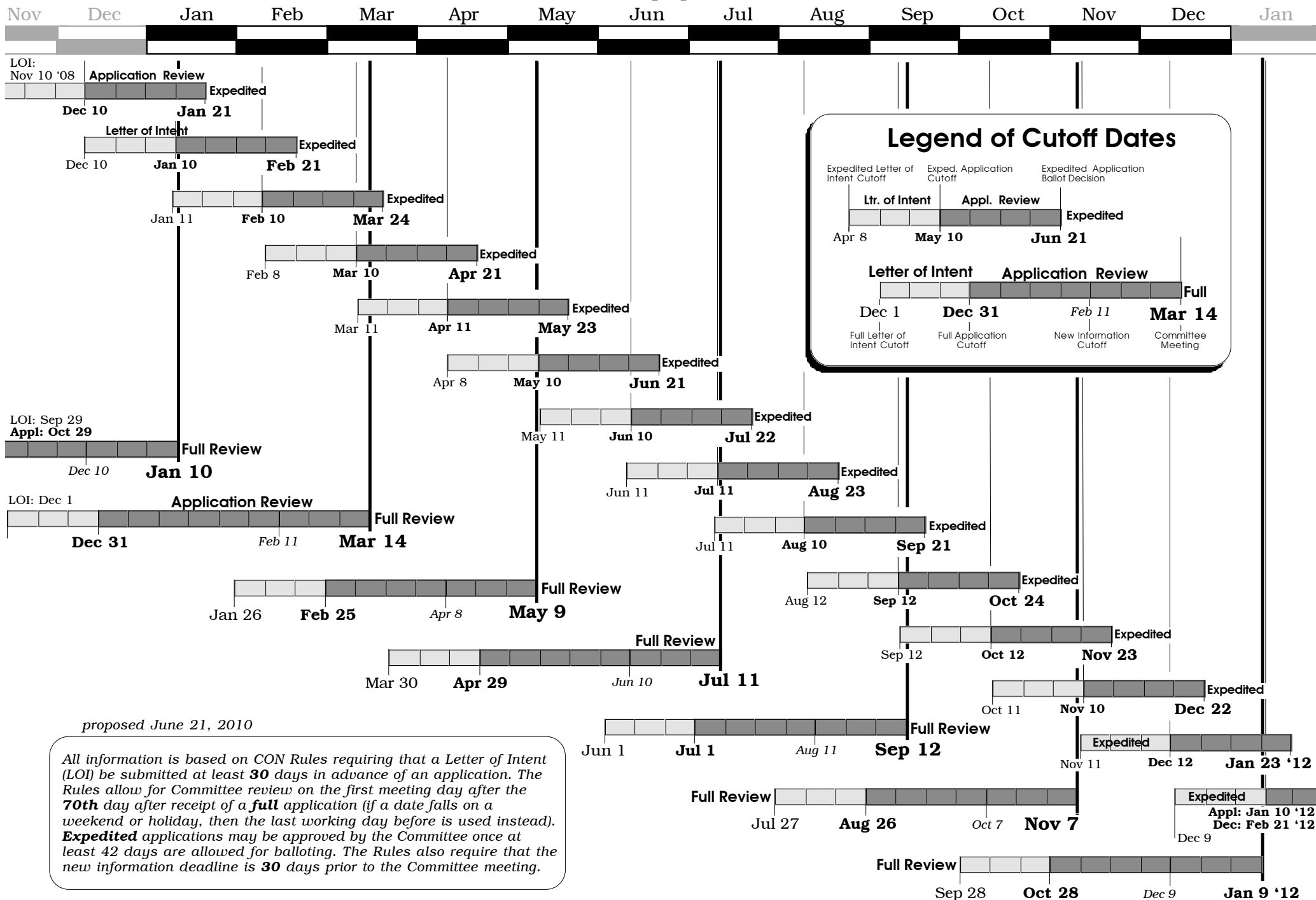
February 14	Conference Call
April 11	Conference Call
June 13	Conference Call
August 15	Conference Call
October 17	Conference Call
December 12	Conference Call

- ☒ CON/Admin. Meetings
- ☐ Administrative Meetings
- ☐ CON Round Table Meetings
(state agencies info exchange)



Proposal date: June 18, 2010

2011 Letter of Intent and Application Review Calendar



Old Business



Missouri Health Facilities Review Committee

Post Office Box 570, Jefferson City, MO 65102
Voice: (573) 751-6403 Fax: (573) 751-7894 Website: <www.dhss.mo.gov/con>

Gordon L. Kinne, Chair

James Tellatin, Vice Chair
T. Martin Vollmar, MD

Rory Ellinger
Edna M. Talboy

Rep. Kenny Jones
Rep. Jake Zimmerman

Senator Robin Wright-Jones
Senator Eric Schmitt

MEMORANDUM TO MISSOURI HEALTH FACILITIES REVIEW COMMITTEE

FROM: Thomas R. Piper, Director
Certificate of Need Program

DATE: June 22, 2010

SUBJECT: Incomplete Long-Term Care Projects Report

Attached for your information is a report which shows the status of incomplete long-term care projects. You asked that we continue to provide this information in the meeting Compendium to illustrate a concern for the financial viability of many of them.

We felt it would be helpful to explain several items on the report. In the column titled "% Comp" there are several projects shown as 99% complete. In most cases, the project is built and licensed; however, the final cost documentation has not yet been provided.

For those projects which have nothing shown in the "% Comp" column, it is for one of several reasons. For example, they may need to request an extension, but haven't done so (we'll notify them of that in our next compliance mailing); they may still be inside the initial six months from the date that the project was approved; or they may have gotten an extension and still haven't started work on the project.

There are several projects which have received more than one extension. Such delays normally are because of site change, owner and/or operator, financing issues, problems with zoning, or other factors.

The "Comments" column includes special notations about a project such as the date of an extension, the date of changes to the project which required the Certificate of Need to be reissued, or the name and address of facilities being replaced.

The table below shows the 85 projects not yet complete (the renovation/modernization projects show the beds in the facility which may or may not be affected. They are listed in chronological order with the oldest uncompleted project being approved 22 years ago.

Type	RCF		ALF		ICF		SNF		TOTAL	
CON Issued	Fac	Beds	Fac	Beds	Fac	Beds	Fac	Beds	Fac	Beds
Replacements	0	0	1	28	0	0	1	90	2	118
Renov/Modrnztn	1	76	0	0	0	0	7	1,044	8	1,120
New or Additional	17	198	33	1,592	0	0	18	1,147	68	2,937
Purchases	0	0	0	0	0	0	7	102	7	102
TOTAL	18	274	34	1,620	0	0	33	2,383	85	4,277

If you have any questions about any of the information on this report, please don't hesitate to contact us.

TRP/ds

Attachment

Compliance Tracking Report

(sorted by Approval Date)

Number	Project Name	City	County	Approval Date	Final Project Cost	% Comp.	End of Extension	Comments
1293 NS	The Lakes at Brooking Park Build 120-Bed SNF	Chesterfield	St. Louis County	08/15/90	\$12,869,450	66%		08/15/90: Approved by Operation of Law 06/12/91: Site Change/Change of Ownership 01/31/94: Approval for cost overrun w/condition that facility NOT be
1011 NS	Garden View of Chesterfield Build 240-Bed SNF	St. Louis	St. Louis County	06/26/86	\$11,735,000	79%		06/12/91: Transfer of ownership approved (formerly Barnes Continuing Care Corp.)
3421 RA	Chaffee RCF I Establish 48-bed RCF I (1 of 2)	Chaffee	Scott	02/14/03	\$357,760	93%		
3500 NP	Community Care Ctr of Lemay, Inc. LTC bed expansion of 45 SNF beds	St. Louis	St. Louis County	10/24/03	\$1,230,000	13%		01/24/05: Second six-month extension to 04/24/05
3764 NS	Levering Regional Health Care Center Add 60 SNF beds (1 of 2)	Hannibal	Marion	07/18/05	\$3,720,630	99%		09/18/06: Second extension to 01/18/07 03/26/07: Third extension to 07/18/07 08/15/07: Fourth extension to 01/18/08
4027 NS	Lake St. Louis Skilled Nursing Assoc Establish 120-bed SNF	Lake St. Louis	St. Charles	06/04/07	\$9,535,800		06/04/10	06/02/08: Site change, change of operator, second extension 03/30/09: Approval of third extension w/condition that legal document declaring one legal entity for #4027 NM/4144 NM be submitted by
4050 RS	Chateau Girardeau Add 18 ALF beds/renovate facility	Cape Girardeau	Cape Girardeau	06/04/07	\$2,629,629	50%		
4051 NS	Chateau Girardeau Add 15 SNF beds/renovate facility	Cape Girardeau	Cape Girardeau	06/04/07	\$8,869,627	3%		
4086 NP	Delmar Gardens of O'Fallon LTC bed exp of 120 SNF beds (1 of 2)	O'Fallon	St. Charles	08/21/07	\$14,151,540	99%		
4093 RS	Twin Oaks at Heritage Pointe Establish 50-bed ALF (1 of 2)	Wentzville	St. Charles	10/01/07	\$5,431,800	82%		12/08/08: Second extension 06/01/09: Third extension
4123 RS	Silver Oak Senior Living of Columbia Establish 75-bed ALF	Columbia	Boone	01/28/08	\$8,490,287		06/27/10	02/02/09: second extension to 06/27/09 07/27/09: third extension to 01/27/10 03/15/10: fourth extension to 06/27/10
4144 NS	St. Charles, LLC Establish 120-bed SNF	Lake St. Louis	St. Charles	01/28/08	\$10,036,200		07/27/10	03/30/09: Approval of second extension w/condition that legal document declaring one legal entity for #4027 NM/4144 NM be submitted by 06/01/09 meeting
4171 RS	Dolan Res Care Centers at Les Maisons Establish 40-bed ALF (1 of 2)	St. Louis	St. Louis County	06/02/08	\$5,213,995		06/01/10	07/27/09: second extension to 12/02/09 01/11/10: third extension to 06/01/10
4176 RS	Harnett Christian Village Replace 28-bed ALF (1 of 2)	Ferguson	St. Louis	05/22/08	\$2,137,374	35%		07/27/09: Second extension to 11/22/09
4183 RS	Chapman Farms Senior Estates Establish 80-bed ALF	Blue Springs	Jackson	06/02/08	\$11,643,810		06/01/10	07/27/09: Second extension to 12/02/09 01/11/10: Third extension to 06/01/10
4218 NS	J-S Northland, LLC Establish 80-bed SNF (1 of 2)	Kansas City	Platte	08/11/08	\$10,054,389		08/11/10	09/21/09: second extension to 02/11/10 05/10/10: third extension to 08/11/10
4219 RS	J-S Northland, LLC Establish 90-bed ALF (1 of 2)	Kansas City	Platte	08/11/08	\$10,862,401		08/11/10	09/21/09: second extension to 02/11/10 05/10/10: third extension to 08/11/10
4221 RS	The Bridge at Garden Plaza Establish 102-bed ALF (1 of 2)	Florissant	St. Louis County	10/06/08	\$16,430,000		10/05/10	11/16/09: second extension to 04/05/10 05/10/10: third extension to 10/05/10
4231 NS	Life Care Center of Florissant Replace 90-bed SNF (1 of 2)	Florissant	St. Louis County	08/11/08	\$16,250,000	30%		
4242 RS	MacKenzie Place on the Plaza Establish 99-bed ALF	Kansas City	Jackson	02/02/09	\$25,507,593		08/02/10	05/10/10: second extension to 08/02/10
4266 NP	James River Care and Rehab Center LTC exp of 18 SNF beds (1 of 2)	Springfield	Greene	10/22/08	\$2,000,000	49%		
4276 RS	Ashfield Active Lvng & Wellness Communities, Inc. Establish 30-bed ALF	Kirkwood	St. Louis County	12/08/08	\$14,600,000		12/08/09	01/11/10: second extension to 06/07/10
4297 NS	Green Park Nursing Home Add 28 SNF beds (1 of 2)	St. Louis	St. Louis County	02/02/09	\$483,616	27%		
4304 RS	Meadow Ridge Estates Assisted Living Establish 40-bed ALF	Moberly	Randolph	02/02/09	\$3,775,590		08/02/10	03/15/10: second extension to 08/02/10

Compliance Tracking Report

(sorted by Approval Date)

Number	Project Name	City	County	Approval Date	Final Project Cost	% Comp.	End of Extension	Comments
4307 RS	The Gardens at Barry Road Add 148 ALF beds (1 of 2)	Kansas City	Platte	02/02/09	\$27,000,000		08/01/10	The PPR was filed on 06/26/09 which almost two months early; therefore, the due date did not go forward. The filing date was manually changed to 07/26/09 so the due date was move to 02/02/10.
4317 NA	Paul L. Martha Barone Alz. Care Center Renovate cafeteria (1 of 2)	Nevada	Vernon	11/13/08	\$153,000		11/12/09	
4349 RS	O'Fallon Alzheimer's Special Care Ctr. Establish 66-bed ALF	O'Fallon	St. Charles	06/01/09	\$8,078,682	35%		original application showed JEA Senior Living as operator; 05/10/10 operator changed to O'Fallon Care Group, LLC
4359 RS	Carnegie Village Assisted Living Add 25 ALF beds	Belton	Cass	09/21/09	\$571,984	98%		
4375 RA	Victorian Manor of Cuba Establish 32-bed ALF (1 of 2)	Cuba	Crawford	05/06/09	\$573,159	10%		
4379 NP	Sylvia G. Thompson Residence Ctr, Inc. LTC bed exp of 21 SNF beds (1 of 2)	Sedalia	Pettis	08/21/09	\$2,068,100		08/20/10	
4384 RS	Westbrooke Senior Living Establish 80-bed ALF (1 of 2)	Ellisville	St. Louis County	09/21/09	\$14,774,206			
4394 RA	Victorian Manor of Washington Establish 32-bed ALF (1 of 2)	Washington	Franklin	06/19/09	\$599,191		06/18/10	
4395 RA	Victorian Manor of Washington Establish 48-bed RCF (1 of 2)	Washington	Franklin	06/19/09	\$599,652		06/18/10	
4401 NA	Sylvia G. Thompson Residence Center Add 9 SNF beds (1 of 2)	Sedalia	Pettis	07/17/09	\$595,000		07/16/10	10-bed/10% provision
4405 RA	Crab Apple Village Senior Estates Add 3 RCF beds (1 of 2)	St. Clair	Franklin	07/28/09	\$0			10-bed/10% provision
4406 RA	Omega House I Add 1 RCF bed (1 of 2)	Hannibal	Marion	07/28/09	\$400			10-bed/10% provision
4409 RA	New Beginnings Establish 26-bed ALF (1 of 2)	Dexter	Stoddard	08/03/09	\$512,307	12%		
4416 NS	Flint Hill Care and Rehabilitation Center Establish 240-bed SNF (1 of 2)	Flint	St. Charles	01/11/10	\$18,998,250			
4419 NP	McKnight Place Extended Care, LLC LTC bed expansion of 39 SNF beds	St. Louis	St. Louis County	01/21/10	\$269,960			
4423 NA	Shirkey Nursing and Rehab Center Renovate facility	Richmond	Ray	09/08/09	\$1,800,000		09/07/10	
4426 NS	Crystal Oaks Add 32 SNF beds (1 of 2)	Crystal City	Jefferson	01/11/10	\$6,343,852			
4427 RS	Vintage Gardens Assisted Living East Establish 45-bed ALF (1 of 2)	St. Joseph	Buchanan	01/11/10	\$3,889,531			
4437 NS	Bethesda Southgate Add 12 SNF beds	St. Louis	St. Louis	03/08/10	\$1,483,200			
4438 NA	Bethesda Southgate Renovate/modernize LTC facility	Oakville	St. Louis County	10/07/09	\$6,822,280			
4440 RA	Autumn Ridge Senior Living Add 6 RCF beds (1 of 3)	Herculaneum	Jefferson	10/14/09	\$345,534			10-bed/10% provision
4441 NA	Cori Manor Healthcare & Rehabilitation Center Add 10 SNF beds (1 of 2)	Fenton	Jefferson	10/14/09	\$0	99%		10-bed/10% provision
4442 RS	Bethesda Southgate Assisted Living Establish 18-bed ALF	Oakville	St. Louis County	03/08/10	\$2,542,000			
4449 NA	Brookview Nursing Home Renovate/modernize LTC facility (1 of 2)	Maryland	St. Louis County	11/16/09	\$3,868,125			

Compliance Tracking Report

(sorted by Approval Date)

Number	Project Name	City	County	Approval Date	Final Project Cost	% Comp.	End of Extension	Comments
4450 RA	Country Living Asstd. Living Establish 40-bed ALF	Mountain Grove	Wright	11/23/09	\$583,662	10%		
4452 NS	Alexian Brothers Sherbrooke Village Add 12 SNF beds	St. Louis	St. Louis County	03/08/09	\$2,730,000			
4453 NP	Alexian Brothers Sherbrooke Village LTC expansion of 35 SNF beds	St. Louis	St. Louis County	02/23/10	\$7,750,000			
4457 RS	Country Meadow Retirement Home Add 10 RCF beds	Niangua	Webster	03/08/10	\$214,140			
4460 RS	Peaceful Pines RCF Add 1 RCF bed	Poplar Bluff	Butler	03/08/10	\$0			
4463 RS	The Hallmark at Creve Coeur Establish 46-bed ALF (1 of 2)	Creve Coeur	St. Louis	03/15/10	\$5,148,156			
4464 RS	St. Peter's Senior Care Add 10 ALF beds (1 of 2)	St. Peters	St. Charles	03/15/10	\$0			
4465 RA	Malik ALF Establish 94-bed ALF (1 of 2)	St. Louis	St. Louis City	12/02/09	\$474,063			
4466 NA	Christian Hlth Care of Springfield West Renovate/modernize LTC facility	Springfield	Greene	12/02/09	\$1,644,080			
4467 RA	Partners Residential Care Center, Inc. Add 1 RCF bed (1 of 2)	Poplar Bluff	Butler	12/02/09	\$0			10-bed/10% Provision
4469 NS	Festus Manor Add 30 SNF beds (1 of 2)	Festus	Jefferson	02/23/10	\$2,817,914			
4470 RA	Culpepper Place of Chesterfield Village Add 8 RCF beds	Springfield	Greene	12/17/09	\$0			10-bed/10% provision
4471 RA	Loch Haven Apartments Add 2 RCF beds/renovate facility	Macon	Macon	12/29/09	\$526,950		12/28/10	10-bed/10% provision
4473 RA	Sunshine North Establish 96-bed RCF (1 of 2)	Bridgeton	St. Louis County	12/30/09	\$505,680			
4474 NA	Bethesda Southgate Renovate/modernize LTC facility	Oakville	St. Louis County	12/30/09	\$5,343,767			
4475 NA	Mount Carmel Renovate/modernize LTC facility (1 of 2)	St. Charles	St. Charles	12/30/09	\$1,135,000			
4476 RA	Laclede Commons Memory Care Establish 23-bed ALF	Webster Groves	St. Louis County	12/30/09	\$545,659			
4479 NP	Columbia Manor Care Center LTC expansion of 102 SNF beds	Columbia	Boone	03/24/10	\$2,924,500			
4488 RS	Easy Living Senior Care Center Establish 180-bed ALF (1 of 2)	Kansas City	Jackson	05/10/10	\$5,000,000			05/10/10: MHFRC approved establishment of 180-bed ALF rather than originally approved 216 beds.
4489 RA	Pleasant View Add 3 RCF beds	Hannibal	Marion	02/10/10	\$0			10-bed/10% provision
4491 NA	Gibbs Care Center Add 6 SNF beds	Steelville	Crawford	03/02/10	\$6			10-bed/10% provision
4492 RA	Oakdale Residential Care Add 2 RCF beds	Poplar Bluff	Butler	03/11/10	\$35,750			10-bed/10% provision
4497 RA	Blue Bills Rest Home Add 4 ALF beds	Independence	Jackson	03/25/10	\$245,700			10-bed/10% provision
4498 RA	The Arbors at Highland Crest Add 2 ALF beds	Kirksville	Adair	03/25/10	\$0			10-bed/10% provision

Compliance Tracking Report

(sorted by Approval Date)

Number	Project Name	City	County	Approval Date	Final Project Cost	% Comp.	End of Extension	Comments
4499 RA	Highland Crest Asstd Lvng by Americare Add 3 ALF beds	Kirksville	Adair	03/25/10	\$0			10-bed/10% provision
4500 RA	Foxberry Terrace Asstd Lvng by Americare Add 1 ALF bed	Webb City	Jasper	03/25/10	\$0			10-bed/10% provision
4501 RA	Ashbrook Asstd. Lvng by Americare Add 9 ALF beds	Farmington	St. Francois	03/25/10	\$0			10-bed/10% provision
4502 RA	Heritage Hills Establish 24-bed ALF (1 of 2)	Patton	Bollinger	03/25/10	\$283,600			
4520 RA	Harmony Gardens Add 6 RCF beds	Warrensburg	Johnson	04/27/10	\$0			10-bed/10% provision
4521 RA	Westridge Place Add 4 ALF beds	Sikeston	Scott	04/27/10	\$0			10-bed/10% provision
4522 RA	Vintage Park of St. Joseph Add 8 ALF beds	St. Joseph	Buchanan	05/13/10	\$535,490			10-bed/10% provision
4523 NA	Mount Carmel Senior Living Add 10 SNF beds (1 of 2)	ST. Charles	St. Charles	05/13/10	\$590,500			10-bed/10% provision
4524 RA	Hilltop Haven I Add 4 RCF beds	Eminence	Shannon	05/19/10	\$3,500			10-bed/10% provision
4540 RA	Autumn Ridge Add 6 RCF beds (1 of 2)	Herculaneum	Jefferson	06/16/10	\$345,534			10-bed/10% provision
4541 RA	Jeanne Jugan Center Add 1 RCF bed (1 of 2)	Kansas City	Jackson	06/16/10	\$0			10-bed/10% provision
4542 NA	Armour Oaks Senior Living Add 3 SNF beds	Kansas City	Jackson	06/16/10	\$311,933			10-bed/10% provision
4544 RA	The Village Health Care Renovate/modernize LTC facility (1 of 3)	Cameron	DeKalb	06/16/10	\$10,000			

**Committee confirmation of
Non-Applicability CON Letters Issued
for period April 16, 2010 - June 18, 2010
(sorted by "Issue Date")**

Number	Project Information				Description		Dates		Decision	Applicant	
	Name	Address	City	Zip	Proposed Activity	Original Proj Cost	LOI Rec'd	Issue Date		Name	Phone No.
					County		Test Verified	Decision			
4519FA	Patients First Health Care	901 Patients First Dr.	Washington	63090	Acquire CT scanner		04/02/10	04/27/10		Patients First Hlth Care, LLC (own/oper)	
					Franklin	\$574,386	04/27/10	Not Applicable		636-390-1459	
4520RA	Harmony Gardens	503 Burkarth Rd.	Warrensburg	64093	Add 6 RCF beds		04/07/10	04/27/10		Harmony Gardens Res, LLC (own/oper)	
					Johnson	\$0	04/27/10	Not Applicable		573-471-1113	
4521RA	Westridge Place	539 N. West	Sikeston	63801	Add 4 ALF beds		04/07/10	04/27/10		LaBonne Maison Res, LLC (owner/oper)	
					Scott	\$0	04/27/10	Not Applicable		573-471-1113	
4525HA	Western MO Medical Center	403 Burkarth Rd.	Warrensburg	64093	Renovate facility		12/03/09	05/10/10		Johnson County (owner)	
					Johnson	\$54,009,449	05/10/10	Not Applicable		660-747-6161	
4525HA	Western MO Medical Center	403 Burkarth Rd.	Warrensburg	64093	Renovate facility		12/03/09	05/10/10		Western MO Medical Center (operator)	
					Johnson		05/10/10	Not Applicable		660-747-2500	
4522RA	Vintage Park of St. Joseph	3302 N. Woodbine Rd.	St. Joseph	64506	Add 8 ALF beds		05/13/10	05/13/10		Vintage Park of St. Jos, LLC (own/oper)	
					Buchanan	\$535,490	05/13/10	Not Applicable		816-617-2112	
4523NA	Mount Carmel Senior Living	723 First Capitol Dr.	ST. Charles	63301	Add 10 SNF beds		04/20/10	05/13/10		Mt Carmel Sr Liv-St. Chas, LLC (own)	
					St. Charles	\$590,500	05/13/10	Not Applicable		636-946-4140	
4523NA	Mount Carmel Senior Living	723 First Capitol Dr.	ST. Charles	63301	Add 10 SNF beds		04/20/10	05/13/10		Mt Carmel Communities, LLC (operator)	
					St. Charles		05/13/10	Not Applicable		636-946-4140	
4530HA	St. Mary's Medical Center	201 NW R.D. Mize Rd.	Blue Springs	64014	Acquire CT scanner		05/13/10	05/13/10		Carondelet Health (owner)	
					Jackson	\$93,000	05/13/10	Not Applicable		816-942-4400	
4530HA	St. Mary's Medical Center	201 NW R.D. Mize Rd.	Blue Springs	64014	Acquire CT scanner		05/13/10	05/13/10		St. Mary's Medical Center (operator)	
					Jackson		05/13/10	Not Applicable		816-228-5900	
4524RA	Hilltop Haven I	CR305A	Eminence	65466	Add 4 RCF beds		05/13/10	05/19/10		Sherry Basham (owner/operator)	
					Shannon	\$3,500	05/19/10	Not Applicable		573-226-5426	
4540RA	Autumn Ridge	300 Autumn Ridge Dr.	Herculaneum	63048	Add 6 RCF beds		06/15/10	06/16/10		PHAR Realty, LLC (owner)	
					Jefferson	\$345,534	06/16/10	Not Applicable		847-329-4100	
4540RA	Autumn Ridge	300 Autumn Ridge Dr.	Herculaneum	63048	Add 6 RCF beds		06/15/10	06/16/10		PHAR, LLC (operator)	
					Jefferson		06/16/10	Not Applicable		636-931-8400	
4541RA	Jeanne Jugan Center	8745 James A. Reed Rd.	Kansas City	64138	Add 1 RCF bed		06/07/10	06/16/10		Jeanne Jugan Center (owner)	
					Jackson	\$0	06/16/10	Not Applicable		816-761-4744	

Type of Project: H - Hospital R - Residential Care Facility
N - Nursing Home A - Applicability
F - Freestanding

Report produced by the Missouri Certificate of Need Program on 6/18/2010

LOI Rec'd. - Letter of Intent Received
Test Verified - Non-Applicability Test Completed
Issue Date - Letter signed by Chairman

**Committee confirmation of
Non-Applicability CON Letters Issued
for period April 16, 2010 - June 18, 2010
(sorted by "Issue Date")**

Number	Project Information				Description		Dates Decision		Applicant
	Name	Address	City	Zip	Proposed Activity	Original Proj Cost	LOI Rec'd Test Verified	Issue Date Decision	Name Phone No.
4541 RA	Jeanne Jugan Center	8745 James A. Reed Rd.	Kansas City	64138	Add 1 RCF bed Jackson		06/07/10 06/16/10	06/16/10 Not Applicable	Little Sisters of the Poor (operator) 816-761-4744
4542 NA	Armour Oaks Senior Living	8100 Wornall Rd.	Kansas City	64114	Add 3 SNF beds Jackson	\$311,933	06/14/10 06/16/10	06/16/10 Not Applicable	Wms Chris Assoc of KC, MO (own/oper) 816-363-5141
4543 HA	Kindred Hospital Kansas City	8701 Troost Ave.	Kansas City	64131	Renovate facility Jackson	\$17,600	06/15/10 06/16/10	06/16/10 Not Applicable	Kindred Hospitals East, LLC (own/oper) 502-596-7300
4544 RA	The Village Health Care	320 Little Brick	Cameron	64429	Renovate/modernize LTC facility DeKalb	\$10,000	06/15/10 06/16/10	06/16/10 Not Applicable	Ronnie Wilkinson (owner) 816-632-0900
4544 RA	The Village Health Care	320 Little Brick	Cameron	64429	Renovate/modernize LTC facility DeKalb		06/15/10 06/16/10	06/16/10 Not Applicable	Connie Wilkinson (owner) 816-632-0104
4544 RA	The Village Health Care	320 Little Brick	Cameron	64429	Renovate/modernize LTC facility DeKalb		06/15/10 06/16/10	06/16/10 Not Applicable	Cameron Health Care, Inc. (operator) 816-632-7611

Type of Project: H - Hospital
N - Nursing Home
F - Freestanding

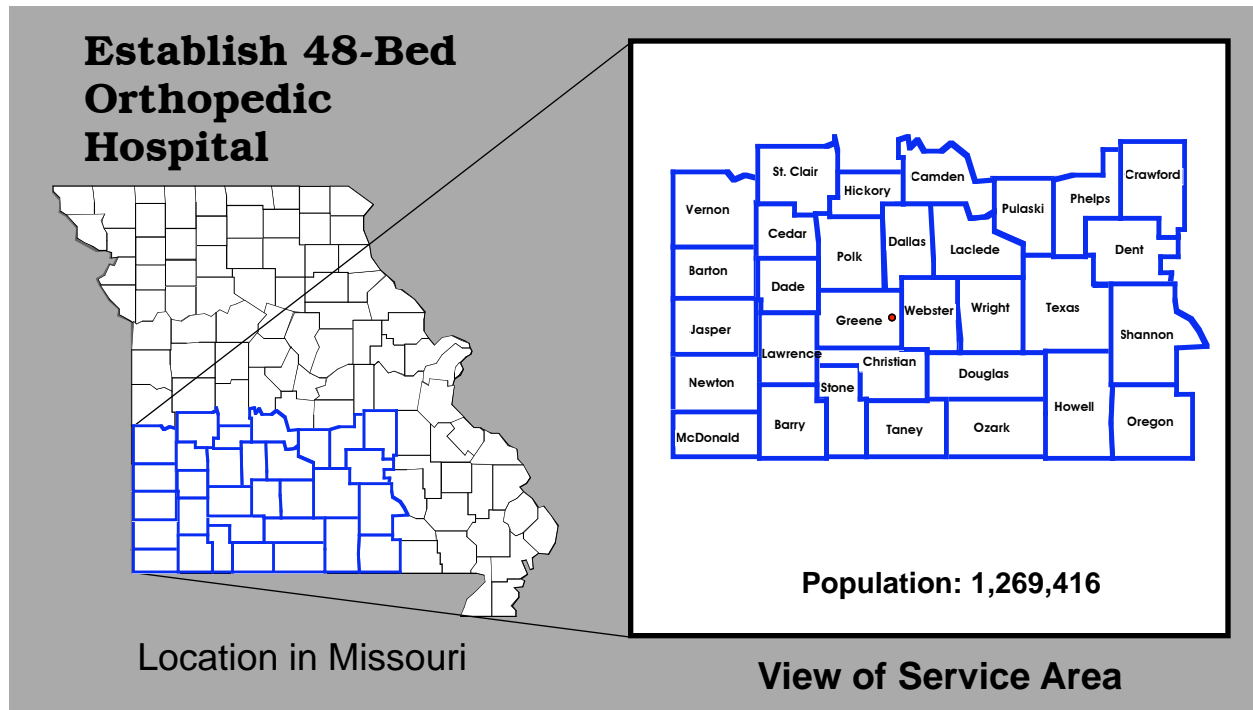
R - Residential Care Facility
A - Applicability

Report produced by the Missouri Certificate of Need Program on 6/18/2010

LOI Rec'd. - Letter of Intent Received
Test Verified - Non-Applicability Test Completed
Issue Date - Letter signed by Chairman

New Business

#4509 HS: St. John's Orthopedic Hospital



Applicant: St. John's Health System (owner/operator)

Contact Person: William J. Hennessey, III, 417-820-7848
(william.hennessey@mercy.net)

Location: 3000 Block of East Farm Road 188
Ozark 65721 (Greene County)

Cost: \$104,973,000

Appl. Rec'd: April 29, 2010

100 Days Ends: August 7, 2010 (30-Day Extension: September 6, 2010)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary .19 CSR 60-50.430(3) Documented
- Detailed Description ..19 CSR 60-50.430(4) Documented
- Community Need19 CSR 60-50.440(2) **Not Documented**
- Financial Feasibility 19 CSR 60-50.470(1-4) Documented

#4509 HS: St. John's Orthopedic Hospital

APPLICATION SUMMARY:

The application summary was complete.

PROPOSAL DESCRIPTION:

The detailed project description was complete, and community awareness and support were documented.

The applicant proposes to **establish a 48-bed orthopedic hospital** by constructing a 149,295 square foot facility in Ozark, approximately 7.2 miles from St. John's Health System in Springfield. The beds would be licensed as medical/surgical; and the facility would be licensed as an acute care hospital. The service area for the proposed hospital would be the same as that for St. John's Health System which is 31 counties in Southwest Missouri. The 2015 population for the total service area is 1,269,416. The primary service area encompasses 13 counties with a 2015 population of 758,875; and the secondary service area includes an additional 18 counties with a 2015 population of 510,541.

The applicant stated that the planning process for this project began in late 2007. Several locations were considered during that process, including locating the new building on the existing hospital campus. However, because the existing hospital is essentially land-locked, the applicant concluded that the proposed location met most of the criteria relating to accessibility, availability, and cost.

The applicant stated that, by moving orthopedic services to the proposed new hospital, operating room space would be made available at the existing hospital, where capacity is very limited. They believe that the speciality hospital would improve quality of care because the medical staff could focus on orthopedic procedures. Efficiency would be improved as a result of the design and layout of the facility.

The applicant projects an approximate 14% increase in the number of procedures from 2009 to the third year of operation. However, the number of patient days will only increase slightly.

The application included eight letters of support. No opposition has been expressed.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **not documented**.*

According to the Criteria and Standards for new hospitals, the occupancy of the other hospitals in the geographic service area should exceed 80%. According to the Department of Health and Senior Services, of the 32 hospitals in the service area, only two have occupancy over 80% (see attached list).

The applicant stated that the proposed hospital would serve existing St. John's Health System patients; therefore, the impact on other hospitals should be minimal.

Applying the population-based need formula would result in a **surplus of 96 medical/surgical beds** in the service area.

The applicant stated that 147 of the beds are located in long-term care hospitals and are not comparable to medical/surgical beds. If these beds were not included in the count, there would be a need for 51 beds.

#4509 HS: St. John's Orthopedic Hospital

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

Financial feasibility of the project is documented.

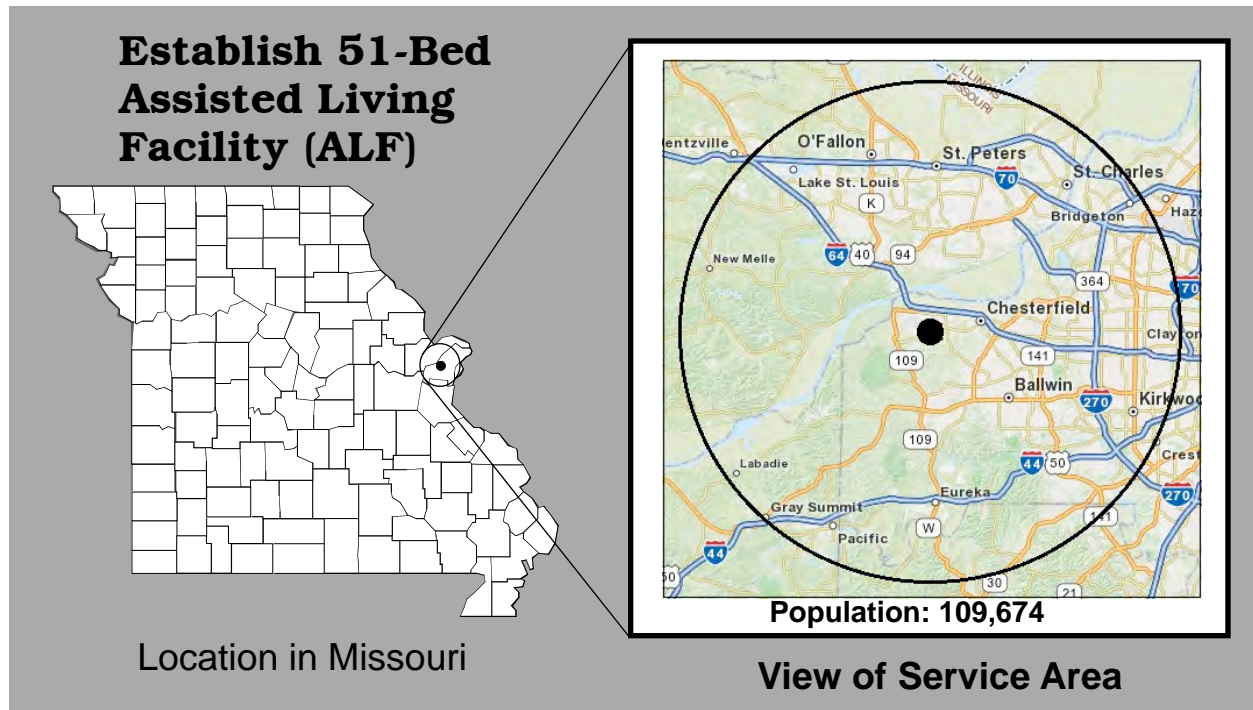
Construction of the proposed hospital is to be funded through unrestricted funds which the applicant has documented are available.

ADDITIONAL INFORMATION:

A moderate amount of additional additional information was required. A copy of the additional information provided by the applicant is included in the application in the Compendium mailing.

HOSPITAL	TOTAL LICENSED BEDS	MED/SURG BEDS	OCCUPANCY
Barton Cnty Mem Hosp-Lamar MO	25	25	60.7
Cedar Cty Hosp-El Dr Sprg MO	25	25	28.2
Citizens Memorial-Bolivar	76	48	41.8
Cox Monett - MO	25	25	33.9
CoxHealth Springfield MO	626	359	68.1
Ellett Mem Hsp-Appleton Cty MO	12	12	42.0
Freeman Health Sys-Joplin MO	350	193	69.0
Freeman Neosho Hosp - MO	25	25	78.0
General L Wood Army Com Hsp-MO	56	24	32.5
Heartland Behavrl HS-Nevada MO	153	0	64.9
Lakeland Rgnl Hosp-Spgfld MO	60	0	81.7
Landmark Hospital of Joplin-MO	30	30	75.5
MO Baptist Hosp of Sullivan-MO	56	30	40.9
MO Rehab Center-Mt Vernon MO	79	79	52.7
McCune-Brooks Hosp-Carthage MO	35	19	53.4
Nevada Regional Med Center-MO	63	29	42.6
Ozarks Comm Hosp-Springfield MO	35	35	59.4
Ozarks Med Cntr-West Plains MO	114	64	44.0
Phelps County Rgnl MC-Rolla MO	207	126	57.6
SWMO Psych Rhb Ctr-ED Sprgs MO	24	0	93.9
Sac-Osage Hospital-Osceola MO	47	43	15.5
Salem Mem District Hospital-MO	43	34	63.8
Select Spec. Hsp-Springfld MO	44	38	58.0
Skaggs Reg Med Cntr-Branson MO	131	116	50.6
St. John's Hosp-Springfield MO	624	557	69.9
St. John's Hospital-Lebanon MO	62	48	34.1
St. Johns Hosp-Cassville MO	18	18	17.7
St. Johns Hospital - Aurora MO	25	25	27.7
St. Johns Regionl MC-Joplin MO	357	229	56.3
St. Johns St Frncs Hsp-Mt View	20	20	25.4
Texas Cnty Mem Hosp-Houston MO	47	47	32.4
Bed Total	3,494	2,323	

#4516 RS: Chesterfield Senior Care



Applicants: Vision Ventures, LLC (owner)
Chesterfield Senior Care, LLC (operator)

Contact Person: Richard D. Watters, 314-621-2939
(rdwatters@lashlybaer.com)

Location: 17655 Wild Horse Creek Road
Chesterfield 63005 (St. Louis County)

Cost:\$8,213,069

Appl. Rec'd:April 30, 2010

100 Days Ends:August 8, 2010 (30-Day Extension: September 7, 2010)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary.....19 CSR 60-50.430(3)Documented
- Detailed Description.....19 CSR 60-50.430(4)Documented
- Community Need.....19 CSR 60-50.440(2).....**Not Documented**
- Financial Feasibility19.CSR 60-50.470(1-4) Documented

#4516 RS: Chesterfield Senior Care

APPLICATION SUMMARY:

The application summary was complete.

PROPOSAL DESCRIPTION:

The detailed project description was complete, and community awareness and support were documented.

The applicants propose to **establish a 51-bed assisted living facility (ALF)**. This would be accomplished through the construction of a one-story 40,782 square foot building, with all private rooms. It is the applicants' intent to create a continuum of care. Future plans also include the development of independent living apartments and a skilled nursing facility.

The application included 13 letters of support. No opposition has been expressed.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **not documented**.*

For additional long-term care beds, the population-based need formula
[Unmet Need = (S x P) – U] applies as follows:

where: S= Service-specific need rate of 16 beds per 1,000 population aged 65+
P= Year 2015 population age 65+ in the 15-mile radius
U= Number of existing licensed (1,645) and **approved (311)** RCF/ALF
beds in the 15-mile radius (**227 licensed beds were reported as
unavailable**)

Unmet need = (0.016 x 109,674) – 1,956 = **-201 beds (surplus)**

For the Committee's information, if the service-specific need rate of 25 beds per 1,000 population aged 65+ proposed in the Rules were applied, it would result in a need for 786 beds in the 15-mile radius.

There is a concern that a 98-bed ALF, also on this agenda, is being proposed at a location only seven miles away. The applicants responded that since their primary service area is an eight-mile radius (rather than 15 miles) they expect the impact to be minimal. In fact, they state that the majority of their residents would come from within a five-mile radius.

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2008 through the 4th quarter of 2009 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **75.9%, 73.2%, 74.6%, 76.1%, 76.0% and 77.1%**, respectively.

Projected utilization for 2012, 2013, and 2014 is 64%, 95%, and 96%, respectively.

The fill rate for the facility appears to be overly optimistic. The applicants stated that they intend to pre-lease 50% of the beds before the facility is opened.

There are **critical concerns** about the need for this project because of the low occupancy rate in the area; the high number of already approved beds; the high number of unavailable beds; and the very optimistic projected fill rate.

#4516 RS: Chesterfield Senior Care

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

Financial feasibility of the project was documented.

The proposed project would be funded through a loan from the U.S. Department of Housing and Urban Development (HUD). A letter from Love Funding Corporation was included in the application confirming their agreement to attempt to secure HUD financing on behalf of the applicants.

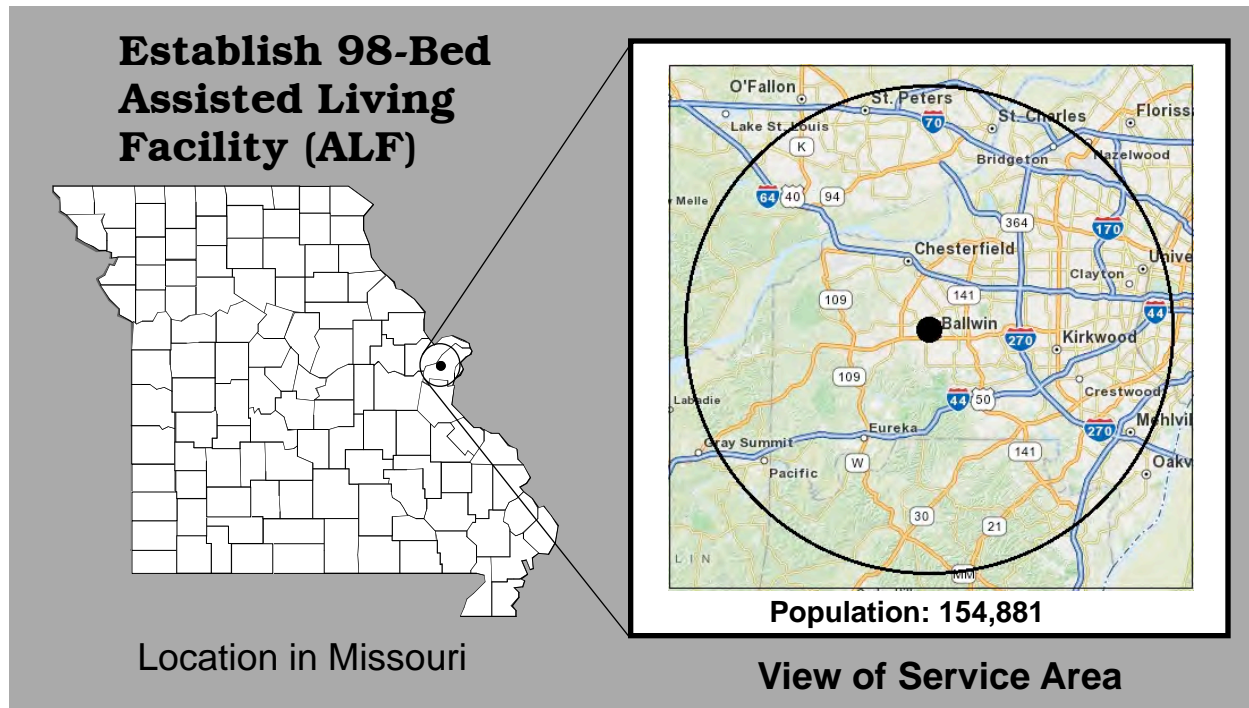
ADDITIONAL INFORMATION:

A moderate amount of additional information was required. A copy of the additional information provided by the applicants is included in the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

Type	ID	County	Facility Name (if bold, no response)	Address	City	Zip	CN App	Licensed RCF Beds*			3rd Qtr '08	4th Qtr '08	1st Qtr '09	2nd Qtr '09	3rd Qtr '09	4th Qtr '09
								ALF	RCF	Total	%	%	%	%	%	%
AR	4276	St. Louis	Ashfield Active Living & Wellness	525 Couch Avenue	Kirkwood	63122	30									
R	092 26475	St. Charles	Asstd Lvg of the Meadowlands	135 Meadowlands Estates Lane	O'Fallon	63366		86	0	86						78.8%
R	096 20751	St. Louis	Autumn View Gardens	16219 Autumnview Terrace Drive	Ellisville	63011	0	150	0	150	51.4%	53.4%	49.2%	48.0%	41.5%	33.6%
R	096 22909	St. Louis	Autumn View Gdns at Schuetz Rd	11210 Schuetz Road	St Louis	63146	0	100	0	100	39.4%	39.9%	50.1%	47.6%	53.7%	56.0%
R	036 20237	Franklin	Bristol Manor of Pacific	2049 Rose Lane	Pacific	63069	0	0	12	12	36.7%	50.0%	42.6%	25.0%	33.2%	60.3%
R	096 14661	St. Louis	Brooking Park	307 S Woods Mill Rd	Chesterfield	63017	0	0	100	100	57.3%	63.9%	68.1%	68.3%	69.8%	65.8%
R	096 22838	St. Louis	Cape Albeon	3300 Lake Bend Dr.	St Louis	63088	0	100	0	100	83.7%	74.1%	78.1%	91.9%	92.8%	78.1%
R	096 03957	St. Louis	Cedars at The JCA, The	13190 S Outer 40 Road	Chesterfield	63017	0	0	22	22	56.3%	48.3%	50.8%	45.7%	69.6%	61.5%
R	092 25446	St. Charles	Chestnut Glenn	121 Klondike Crossing	St. Peters	63376	0	57	0	57	85.0%	78.9%	70.1%	78.8%	85.2%	78.2%
AR	4171	St. Louis	Dolan RCC at Les Maisons	1245 Tennant Drive	St. Louis	63146	40									
RA	096 22648	St. Louis	Dolan RCC-Conway Manor (lic 04-29-09)	12550 Conway Road	Creve Couer	63141	9	9	0	9					97.6%	100.0%
R	096 25212	St. Louis	Dolan RCC-Frontier Manor	11566 Frontier Drive	St. Louis	63146	0	10	0	10	100.0%	100.0%	100.0%	100.0%	99.4%	96.6%
R	096 25874	St. Louis	Dolan RCC-Villa Manor	11550 Villa Dorado	St. Louis	63146	0	10	0	10	78.0%	93.3%	100.0%	96.7%	100.0%	100.0%
R	096 02715	St. Louis	Friendship Vill of West County	15201 Olive Blvd	Chesterfield	63017	0	22	0	22	51.7%	47.5%	47.6%	52.9%	46.7%	54.9%
R	092 03411	St. Charles	Harvester Res Care, Inc.	35 Lillian Dr	St Charles	63304	0	0	38	38	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
R	096 18369	St. Louis	Jane Howell Stupp Apts	2443 Prouhet Ave	St Louis	63114	0	0	30	30	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
R	092 18030	St. Charles	Lake St ChasAsstd Lvng Apts	45 Honey Locust Ln	St Charles	63303	0	50	0	50	99.0%	97.2%	96.4%	96.9%	98.2%	99.8%
R	096 23643	St. Louis	LSS at Meramec Bluffs	40 Meramec Trail Drive	Balwin	63021	0	80	20	100	91.6%	91.4%	85.3%	91.1%	85.7%	91.7%
R	092 20704	St. Charles	Lutheran Senior Svcs at Breeze Park	600 Breeze Park Dr	St Charles	63304	0	35	44	79	92.1%	89.8%	83.3%	86.9%	92.1%	83.5%
R	096 05117	St. Louis	Marymount Manor	313 Augustine Rd	Eureka	63025	0	0	100	100	73.8%	79.2%	74.2%	75.1%	69.2%	71.3%
R	096 19861	St. Louis	Mason Manor	12740 Mason Manor	St Louis	63141	0	12	0	12	87.5%	90.4%	90.2%	100.0%	100.0%	100.0%
R	096 22810	St. Louis	Mizpah Manor	11325 St Charles Rock Road	Bridgeton	63044	0	0	35	35	79.6%	81.4%	83.1%	82.9%	87.9%	87.6%
R	036 12638	Franklin	Pacific Care Center, LLC	105 S. 6th Street	Pacific	63069	0	16	0	16	98.2%	96.3%	98.1%	99.2%	99.8%	94.0%
R	092 06316	St. Charles	Parkside Meadows Inc	2150 W Randolph St	St Charles	63301	0	0	36	36	63.9%	62.9%	60.2%	64.6%	88.9%	80.4%
R	092 10934	St. Charles	Pathways Program (The)	Box 815	O'Fallon	63366	0	18	0	18	96.9%	94.7%	96.4%	95.1%	97.6%	96.3%
R	096 23805	St. Louis	Schuetz Manor	1706 Schuetz Road	St. Louis	63146	0	10	0	10	89.0%	85.0%	88.6%	90.8%	100.0%	100.0%
R	092 13294	St. Charles	Spencer Place-Asstd Lvng	265 Spencer Rd	St Peters	63376	0	52	0	52	80.9%	79.1%	75.5%	80.8%	88.3%	96.1%
R	096 21994	St. Louis	St. Ann Assisted Living Residence	10441 International Plaza Drive	St. Ann	63074	0	40	0	40	75.5%	70.0%	73.3%	75.0%	63.3%	70.8%
R	096 23767	St. Louis	Sunrise of Chesterfield	1880 Clarkson Road	Chesterfield	63017	0	3	0	3	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
R	092 08653	St. Charles	Sunshine Home Care St. Charles	618 Hemsath Rd	St Charles	63303	0	0	27	27	93.2%	92.6%	99.1%	96.3%	0.8%	99.2%
UR	4473	St. Louis	Sunshine North	3551 Pennridge Drive	Bridgeton	63044	96									
R	096 15467	St. Louis	Surrey Place SNF/RCF	14701 Olive Blvd	Chesterfield	63017	0	0	20	20	94.8%	96.1%	98.6%	92.7%	96.5%	94.1%
AR	4463	St. Louis	The Hallmark at Creve Couer	One New Ballas Place	Creve Coeur	63146	46	0	0	0						
R	092 08209	St. Charles	Twin Oaks Estate Inc #2	707 Emge Rd	O'Fallon	63366	0	0	149	149	92.3%	87.2%	94.3%	91.4%	93.8%	94.1%
R	096 22460	St. Louis	Veronica House	12284 DePaul Drive	Bridgeton	63044	0	100	0	100	92.5%	89.9%	90.5%	88.5%	92.7%	89.3%
R	092 26014	St. Charles	Villages of St. Peter's, The	5400 Exec. Center Pkwy	St Peters	63376	0	52	0	52		24.8%	47.7%	66.3%	62.4%	86.7%
AR	4464	St. Charles	Villages of St. Peter's, The	5400 Exec. Center Pkwy	St Peters	63376	10	0	0	0						
AR	4384	St. Louis	Westbrooke Senior Living	27 Reinke Rd.	Ellisville	63021	80	0	0	0						
GRAND TOTALS FOR MISSOURI:				Number in State:	38		311	633			75.9%	73.2%	74.6%	76.1%	76.0%	77.1%
								1,012		1,645						

#4511 RS: FSP-Ballwin Senior Living



Applicants: FSP-Ballwin, LLC (owner)
Amberton Senior Living Services, LLC (operator)

Contact Person: Richard D. Watters, 314-621-2939
(rdwatters@lashlybaer.com)

Location: South of Clayton Road and West of Henry Avenue
Ballwin 63011 (St. Louis County)

Cost:\$19,847,820

Appl. Rec'd:April 30, 2010

100 Days Ends:August 8, 2010 (30-Day Extension: September 7, 2010)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary.....19 CSR 60-50.430(3)Documented
- Detailed Description.....19 CSR 60-50.430(4)Documented
- Community Need.....19 CSR 60-50.440(2).....**Not Documented**
- Financial Feasibility19.CSR 60-50.470(1-4) Documented

#4511 RS: FSP-Ballwin Senior Living

APPLICATION SUMMARY:

The application summary was complete.

PROPOSAL DESCRIPTION:

The detailed project description was complete, and community awareness and support were documented.

The applicants propose to **establish a 98-bed assisted living facility (ALF)**. This would be accomplished through the construction of a 69,705 square foot, three-story building on a 4.5 acre site. There would be 74 private rooms and 12 semi-private rooms. The facility would include multiple levels of care ranging from supportive living to serving residents with memory disorders and/or Alzheimer's disease.

The application included eight letters of support. No opposition has been expressed.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **not documented**.*

For additional long-term care beds, the population-based need formula
[Unmet Need = (S x P) – U] applies as follows:

where: S= Service-specific need rate of 16 beds per 1,000 population aged 65+
P= Year 2015 population age 65+ in the 15-mile radius
U=Number of existing licensed (3,038) and **approved (572)** RCF/ALF
beds in the 15-mile radius (**460 licensed beds were reported as
unavailable**)

Unmet need = (0.016 x 154,881) – 3,610 = **-1,132 beds (surplus)**

For the Committee's information, if the service-specific need rate of 25 beds per 1,000 population aged 65+ proposed in the Rules were applied, it would result in a need for 262 beds in the 15-mile radius.

There is a concern that a 51-bed ALF, also on this agenda, is being proposed at a location only seven miles away. The applicants responded that since their primary service area is a five-mile radius (rather than 15 miles), they expect the impact to be minimal.

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2008 through the 4th quarter of 2009 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **78.1%, 75.5%, 75.9%, 75.5%, 74.0% and 73.5%**, respectively.

Projected utilization for 2012, 2013, and 2014 is 43%, 82%, and 92%, respectively.

The fill rate for the facility appears to be overly optimistic. The applicants stated that they intend to open a pre-leasing center approximately six months prior to the facility opening. They also state that their utilization projections are based on past experience in other markets.

There are **critical concerns** about the need for this project because of the low occupancy rate in the area; the high number of already approved beds; the high number of unavailable beds; and the very optimistic projected fill rate.

#4511 RS: FSP-Ballwin Senior Living

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

Financial feasibility of the project was documented.

The application included a letter from Nationwide Health Properties, Inc., indicating a preliminary commitment to finance the project. Confirmation from Formation Capital, LLC, was also provided indicating a commitment for equity funding.

The construction cost per square foot is approximately 19% higher than the *RS Means Construction Cost Data*. The applicants responded that this is because they would use higher building standards, higher than average quality finishes, and state-of-the-art fire alarm systems.

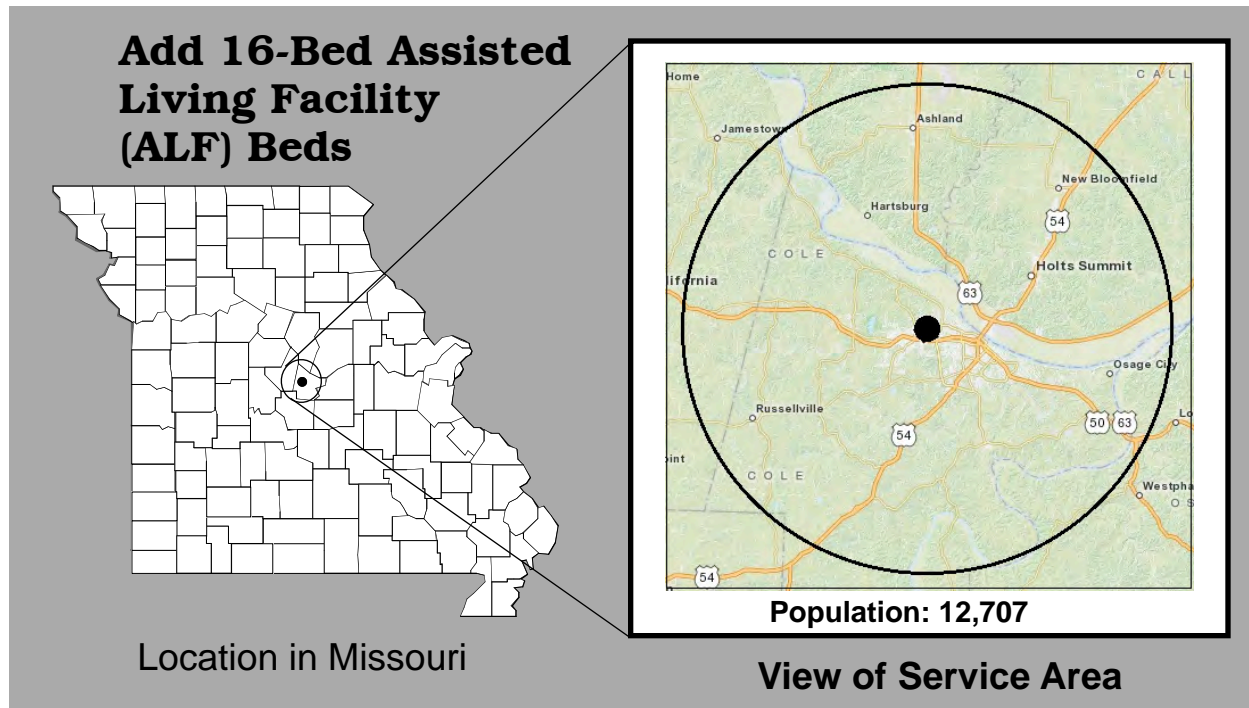
ADDITIONAL INFORMATION:

A moderate amount of additional information was required. A copy of the additional information provided by the applicants is included in the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

Type	ID	County	Facility Name (if bold, no response)	Address	City	Zip	CN	App	Licensed RCF Beds*			3rd Qtr '08 Pat Days			4th Qtr '08 Pat Days			1st Qtr '09 Pat Days			2nd Qtr '09 Pat Days			3rd Qtr '09 Pat Days			4th Qtr '09 Pat Days		
									ALF	RCF	Total	Avail.	Occup**	%	Avail.	Occup***	%	Avail.	Occup****	%	Avail.	Occup*****	%	Avail.	Occup*****	%	Avail.	Occup*****	%
R	0501800	Jefferson	Cori Manor Hcare & Rehab Ctr	560 Corisande Hill	Fenton	63026	0	0	22	22	2,024	2,024	100.0%	2,024	1,752	86.6%	1,980	1,875	94.7%	2,002	1,799	89.9%	2,024	1,990	98.3%	2,024	1,717	84.8%	
Subtotals for Jefferson							0	0	22	22	2,024	2,024	100.0%	2,024	1,752	86.6%	1,980	1,875	94.7%	2,002	1,799	89.9%	2,024	1,990	98.3%	2,024	1,717	84.8%	
Number of Units in Subtotal:1							0	0	22	22	2,024	2,024	100.0%	2,024	1,752	86.6%	1,980	1,875	94.7%	2,002	1,799	89.9%	2,024	1,990	98.3%	2,024	1,717	84.8%	
R	09225446	St. Charles	Chestnut Glenn	121 Klondike Crossing	St. Peters	63376	0	57	0	57	4,416	3,752	85.0%	4,416	3,483	78.9%	4,256	2,985	70.1%	4,368	3,442	78.8%	4,416	3,763	85.2%	5,216	4,078	78.2%	
R	09203411	St. Charles	Harvester Res Care, Inc.	35 Lillian Dr	St Charles	63304	0	0	38	38	2,944	2,944	100.0%	2,852	2,944	100.0%	2,790	2,912	100.0%	2,912	2,912	100.0%	2,954	2,954	100.0%	2,944	2,974	100.0%	
R	09218030	St. Charles	Lake St ChasAsstd Lving Apts	45 Honey Locust Ln	St Charles	63303	0	50	0	50	2,321	2,297	99.0%	2,333	2,267	97.2%	2,291	2,209	96.4%	2,311	2,239	96.9%	2,321	2,279	98.2%	2,302	2,298	99.8%	
R	09220704	St. Charles	Lutheran Senior Svcs at Breeze Park	600 Breeze Park Dr	St Charles	63304	0	35	44	79	7,268	6,691	92.1%	7,268	6,526	89.8%	7,110	5,922	83.3%	7,189	6,248	86.9%	7,268	6,693	92.1%	7,268	6,070	83.5%	
R	09206316	St. Charles	Parkside Meadows Inc	2150 W Randolph St	St Charles	63301	0	0	36	36	3,220	2,058	63.9%	3,119	1,961	62.9%	3,060	1,841	60.2%	3,094	1,999	64.6%	2,772	2,463	88.9%	3,312	2,663	80.4%	
R	09213294	St. Charles	Spencer Place-Asstd Lving	265 Spencer Rd	St Peters	63376	0	52	0	52	5,244	4,244	80.9%	5,244	4,148	79.1%	5,130	3,874	75.5%	5,187	4,192	80.8%	5,199	4,592	88.3%	4,784	4,596	96.1%	
R	09208653	St. Charles	Sunshine Home Care St. Charles	618 Hemsath Rd	St Charles	63303	0	0	27	27	2,484	2,315	93.2%	2,484	2,300	92.6%	2,430	2,408	99.1%	2,457	2,366	96.3%	2,484	20	0.8%	2,484	2,464	99.2%	
R	09226014	St. Charles	Villages of St. Peter's, The	5400 Exec. Center Pkwy	St Peters	63376	0	52	0	52	4,784	1,187	24.8%	4,784	1,187	24.8%	4,680	2,232	47.7%	4,004	2,654	66.3%	4,772	2,977	62.4%	4,334	3,756	86.7%	
AR	4464	St. Charles	Villages of St. Peter's, The	5400 Exec. Center Pkwy	St Peters	63376	10	0	0	0																			
Subtotals for St. Charles							10	246	145	391	27,897	24,301	87.1%	32,500	24,724	76.1%	31,747	24,261	76.4%	31,522	26,052	82.6%	32,186	25,741	80.0%	32,644	28,869	88.4%	
Number of Units in Subtotal:9							10	246	145	391	27,897	24,301	87.1%	32,500	24,724	76.1%	31,747	24,261	76.4%	31,522	26,052	82.6%	32,186	25,741	80.0%	32,644	28,869	88.4%	
R	09615436	St. Louis	Alexian Bros Sherbrooke Village	4005 Ripa Ave	St Louis	63125	0	0	88	88	4,048	3,901	96.4%	4,048	3,749	92.6%	3,960	3,943	99.6%	8,008	3,884	48.5%	8,096	3,753	46.4%	8,096	3,974	49.1%	
R	09614409	St. Louis	Applegate Retirement Home	1204 Telegraph Rd	Lemay	63125	0	0	38	38	3,496	3,312	94.7%	3,496	3,259	93.2%	3,420	3,240	94.7%	3,458	3,276	94.7%	3,496	3,203	91.6%	3,496	3,157	90.3%	
AR	4276	St. Louis	Ashfield Active Living & Wellness	525 Couch Avenue	Kirkwood	63122	30																						
R	09620751	St. Louis	Autumn View Gardens	16219 Autumnview Terrace Drive	Ellisville	63011	0	150	0	150	13,800	7,098	51.4%	13,800	7,371	53.4%	13,500	6,643	49.2%	13,650	6,552	48.0%	13,800	5,733	41.5%	13,800	4,641	33.6%	
R	09622909	St. Louis	Autumn View Gdns at Schuetz Rd	11210 Schuetz Road	St Louis	63146	0	100	0	100	9,200	3,628	39.4%	9,200	3,669	39.9%	7,726	3,871	50.1%	9,100	4,328	47.6%	8,280	4,447	53.7%	9,200	5,152	56.0%	
R	09600709	St. Louis	Boarding Inn (The)	9444 Midland Blvd	Overland	63114	0	0	40	40	3,680	3,343	90.8%	3,680	3,526	95.8%	3,600	3,361	93.4%	3,640	3,518	96.6%	3,680	3,404	92.5%	3,680	3,404	92.5%	
R	09619968	St. Louis	Brentmoor Ret. Community	8600 Delmar Boulevard	St Louis	63124	0	36	0	36	1,656	1,641	99.1%	1,656	1,597	96.4%	1,620	1,493	92.2%	1,608	1,424	88.6%	1,656	1,564	94.4%	1,656	1,503	90.8%	
R	09614661	St. Louis	Brookling Park	307 S Woods Mill Rd	Chesterfield	63017	0	0	100	100	8,188	4,692	57.3%	8,188	5,231	63.9%	8,010	5,452	68.1%	8,099	5,535	68.3%	8,188	5,713	69.8%	8,188	5,384	65.8%	
R	09622838	St. Louis	Cape Albeon	3300 Lake Bend Dr	St Louis	63088	0	100	0	100	6,256	5,235	83.7%	7,452	5,521	74.1%	6,920	5,402	78.1%	5,642	5,187	91.9%	6,444	5,977	92.8%	7,084	5,533	78.1%	
R	09603957	St. Louis	Cedars at The JCA, The	13190 S Outer 40 Road	Chesterfield	63017	0	0	22	22	2,024	1,140	56.3%	2,024	977	48.3%	1,980	1,006	50.8%	2,002	914	45.7%	1,012	704	69.6%	1,012	622	61.5%	
AR	4171	St. Louis	Dolan RCC at Les Maisons	1245 Tennant Drive	St. Louis	63146	40																						
RA	09622648	St. Louis	Dolan RCC-Conway Manor (ic 04-29-09)	12550 Conway Road	Creve Couer	63141	9	9	0	9																			
R	09625212	St. Louis	Dolan RCC-Frontier Manor	11566 Frontier Drive	St. Louis	63146	0	10	0	10	828	828	100.0%	828	828	100.0%	810	810	100.0%	819	819	100.0%	844	839	99.4%	920	889	96.6%	
R	09625874	St. Louis	Dolan RCC-Villa Manor	11550 Villa Dorado	St. Louis	63146	0	10	0	10	610	476	78.0%	920	858	93.3%	900	900	100.0%	910	880	96.7%	920	920	100.0%	920	920	100.0%	
R	09602703	St. Louis	Fountain View at FV Sunset Hills (inc 23 to 78)	12777 Pointe Drive	St. Louis	63127	0	78	0	78	1,656	1,578	95.3%	1,656	1,553	93.8%	1,910	1,395	73.0%	1,729	1,635	94.6%	6,022	5,229	86.8%	6,046	5,569	92.1%	
AR	4213	St. Louis	Fountain View at FVSouth Co	12777 Pointe Drive	St. Louis	63127	55																						
R	09602715	St. Louis	Friendship Vill of West County	15201 Olive Blvd	Chesterfield	63017	0	22	0	22	2,024	1,046	51.7%	2,024	961	47.5%	1,980	943	47.6%	2,002	1,059	52.9%	2,024	946	46.7%	2,024	1,111	54.9%	
R	09618369	St. Louis	Jane Howell Stupp Apts	2443 Prouhet Ave	St Louis	63114	0	0	30	30	1,380	1,380	100.0%	1,380	1,380	100.0%	1,350	1,350	100.0%	1,365	1,365	100.0%	1,380	1,380	100.0%	1,380	1,380	100.0%	
R	09611784	St. Louis	K F Jammer Manor West	1004 Pennsylvania	University City	63130	0	0	45	45	4,140	4,140	100.0%	4,140	4,140	100.0%	4,050	3,420	84.4%	4,095	3,420	83.5%	4,140	3,588	86.7%	4,140	3,588	86.9%	
R	09617713	St. Louis	Laclede Commons	727 S Laclede Sta Rd	St. Louis	63119	0	0	260	260	12,972	11,081	85.4%	12,972	10,836	83.5%	12,960	10,674	82.4%	12,922	10,348	80.1%	12,922	10,407	80.2%	12,972	10,036	77.4%	
UR	4476	St. Louis	Laclede Commons	727 S Laclede Sta Rd	St. Louis	63119	23	0	0	0																			
R	09623643	St. Louis	LSS at Meramec Bluffs	40 Meramec Trail Drive	Balwin	63021	0	80	20	100	7,084	6,486	91.6%	7,084	6,477	91.4%	7,110	6,063	85.3%	7,007	6,386	91.1%	7,190	6,159	85.7%	7,203	6,607	91.7%	
R	09622269	St. Louis	LSS at Richmond Terrace	1633 Laclede Station Road	St. Louis	63117	0	0	99	99	7,561	7,207	95.3%	7,561	6,996	92.5%	7,363	6,490	88.1%	7,462	6,780	90.9%	9,108	8,232	90.4%	9,108	6,969	76.5%	
AR	4170	St. Louis	MacKenzie Plade at Deer Creek	3200 Laclede Station Road	Maplewood	63143	77																						
R	09605117	St. Louis	Marymount Manor	313 Augustine Rd	Eureka	63025	0	0	100	100	4,324	3,190	73.8%	4,324	3,424	79.2%	4,230	3,138	74.2%	4,277	3,210	75.1%	4,324	2,992	69.2%	4,232	3,018	71.3%	
R	09619861	St. Louis	Mason Manor	12740 Mason Manor	St Louis	63141	0	12	0	12	736	644	87																

#4506 RS: Westbrook Terrace Residential



Applicant: Westbrook Terrace, LLC (owner/operator)

Contact Person: Henley Montgomery, 573-424-4949
(hmontgomery@americareusa.net)

Location: 3335 N. Ten Mile Drive
Jefferson City 65109 (Cole County)

Cost:\$2,108,084

Appl. Rec'd:April 30, 2010

100 Days Ends:August 8, 2010 (30-Day Extension: September 7, 2010)

Summary: *Based on the following Certificate of Need Rules:*

- Application Summary.....19 CSR 60-50.430(3)Documented
- Detailed Description.....19 CSR 60-50.430(4)Documented
- Community Need.....19 CSR 60-50.440(2).....**Not Documented**
- Financial Feasibility19.CSR 60-50.470(1-4) Documented

#4506 RS: Westbrook Terrace Residential

APPLICATION SUMMARY:

The application summary was complete.

PROPOSAL DESCRIPTION:

The detailed project description was complete, and community awareness and support were documented.

The applicant proposes to **add 16-bed assisted living facility (ALF) beds** to Westbrook Terrace, an existing 31-bed ALF. The proposed beds would be located in a separate 9,984 square foot building on the same campus and would be dedicated to Alzheimer's care. Both buildings would be under the same license. They intend to move four beds from the existing facility to the Alzheimer's building.

The application included two letters of support. No opposition has been expressed.

COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **not documented**.*

For additional long-term care beds, the population-based need formula [Unmet Need = (S x P) – U] applies as follows:

where: S= Service-specific need rate of 16 beds per 1,000 population aged 65+
P= Year 2015 population age 65+ in the 15-mile radius
U= Number of existing licensed (505) and approved (0) RCF/ALF beds in the 15-mile radius (62 licensed beds were reported as unavailable)

Unmet need = (0.016 x 12,707) – 505 = **-302 beds (surplus)**

For the Committee's information, if the service-specific need rate of 25 beds per 1,000 population aged 65+ proposed in the Rules were applied, it would result in a **surplus of 187 beds** in the 15-mile radius.

Occupancy at Westbrook Terrace was only 64%, 62%, and 67%, for 2007, 2008, and 2009, respectively. The applicant stated that currently they have 21 residents in the facility and, even though they report all 31 beds as being available for occupancy, they keep several rooms available to switch between private and semi-private use. They state that there is only one other facility in the Jefferson City area which offers a secure building dedicated to care of resident's with Alzheimer's disease. They state that they have had to turn away applicants who seek a secure, dedicated Alzheimer's facility.

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2008 through the 4th quarter of 2009 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **83.3%, 83.6%, 85.0%, 81.9%, 82.5% and 76.3%**, respectively.

Projected utilization for 2010, 2011, and 2012 is 50%, 94%, and 94%, respectively.

#4506 RS: Westbrook Terrace Residential

FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

Financial feasibility of the project was documented.

The application stated that \$421,617 of the total project cost would be funded with unrestricted funds. Availability of those funds was documented. The remaining \$1,686,467 would be funded through a loan. A letter from First National Bank of O'Fallon was provided indicating a preliminary commitment to funding the project.

ADDITIONAL INFORMATION:

A moderate amount of additional information was required. A copy of the additional information provided by the applicants is included in the electronic copy of the application on the CON website.

Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

Type	ID	County	Facility Name (if bold, no response)	Address	City	Zip	CN App	Licensed RCF Beds*			3rd Qtr '08	4th Qtr '08	1st Qtr '09	2nd Qtr '09	3rd Qtr '09	4th Qtr '09
								ALF	RCF	Total	%	%	%	%	%	%
R	010 20303	Boone	Ashland Villa Asstd Living	301 S. Henry Clay Blvd	Ashland	65010	0	72	0	72	84.4%	74.7%	71.3%	83.8%	93.6%	96.1%
R	010 25731	Boone	Bluegrass Terrace (lic 1/25/08)	102 Red Tail Drive	Ashland	65010	0	0	16	16	50.5%	52.2%	53.5%	48.3%	56.2%	56.4%
R	014 21318	Callaway	Summit Villa Lifecare	229 Karen Drive	Holts Summit	65043	0	92	0	92	73.1%	87.3%	81.8%	80.9%	77.7%	44.9%
R	026 23936	Cole	Ashbury Heights of Jeff City	834 Weathered Rock Court	Jefferson City	65101	0	0	12	12	75.0%	79.3%	94.2%	99.0%	97.2%	98.2%
R	026 20116	Cole	Bristol Manor of Jefferson City	510 Kensington Park	Jefferson City	65109	0	0	12	12	87.0%	66.7%	71.8%	88.9%	91.6%	88.9%
R	026 25921	Cole	Castleparke Retmt Center #3	312 Wilderness Court	Jefferson City	65109	0	0	12	12	52.8%	88.0%	94.5%	85.9%	84.8%	93.5%
R	026 25245	Cole	Castleparke #2	319 Pioneer Trail Dr.	Jefferson City	65109	0	0	12	12	100.0%	91.7%	88.8%	75.0%	75.0%	72.5%
R	026 24766	Cole	Castleparke Retmt Center #1	331 Pioneer Trail Dr.	Jefferson City	65109	0	0	12	12	100.0%	100.0%	89.1%	79.7%	66.7%	69.4%
R	026 03479	Cole	Heisinger Lutheran Home	1002 W Main	Jefferson City	65109	0	24	87	111	94.5%	95.6%	98.0%	97.5%	95.7%	98.8%
R	026 16964	Cole	Maplewood, Inc.	1827 Crader Dr	Jefferson City	65109	0	0	28	28	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
R	026 14376	Cole	Melody House	3031 S Ten Mile Dr	Jefferson City	65109	0	0	15	15	75.1%	75.1%	95.3%	96.3%	80.1%	81.3%
R	026 10300	Cole	Oak Tree Villas - A Stonebridge	3108 W Truman Blvd	Jefferson City	65109	0	0	80	80	84.7%	85.7%	88.8%	66.5%	68.8%	69.5%
R	026 10314	Cole	Rayford-Jane House 1 (clsd 9 RCF 12/31/08)	616 Clark Ave	Jefferson City	65101	0	0	0	0	97.3%	58.8%				
R	026 20440	Cole	Westbrook Ter.-Astd Lvng	3335 North Ten Mile Drive	Jefferson City	65109	0	31	0	31	70.1%	63.6%	63.1%	66.4%	71.6%	68.7%
GRAND TOTALS FOR MISSOURI:							0	286			83.3%	83.6%	85.0%	81.9%	82.5%	76.3%
Number in State: 14								219		505						

Previous Business

D. Previous Business

Item #1

#4243 HS: Shriners Hospital for Children

St. Louis (St. Louis County)

\$145,855,298, Third extension on CON to establish 40-bed acute care childrens' hospital

Contact Person: John O'Shaughnessy, 314-432-6300 x1128 (joshbaughnessy@shrinenet.org)

On October 6, 2008, a CON was issued to establish a 40-bed acute care childrens' hospital in St. Louis which was intended to replace the existing Shriners Hospital for Children. The entire project was to have been funded through unrestricted funds; and, at that time, the applicants documented that they had over \$8.4 billion available.

The current economic downturn had reduced their endowment fund to \$6.2 billion. They have since been analyzing the overall financial viability of the project. On March 23, 2010, the Shriners Hospital Joint Board voted to proceed with the project. They have already invested over \$11.4 million in land acquisition and building design.

A third extension to October 5, 2010, would give the applicants additional time to finalize architectural plans and move towards beginning construction. Since site work has not yet begun, additional extensions will be needed before aboveground construction is achieved.

Item #2

#4346 NS: Northgate Park Nursing Home

Florissant (St. Louis County)

\$1,007,750, Second extension on CON to renovate/modernize LTC facility

Contact Person: Thomas D. Vaughn, 573-761-1108 (tom.vaughn@huschblackwell.com)

On April 21, 2009, a Certificate of Need was approved to renovate and modernize Northgate Park Nursing Home, a 158-bed skilled nursing facility (SNF), located at 250 New Florissant Road in Florissant. The project included the construction of a connector between the SNF and Park Terrace Resident Center (an adjacent 120-bed assisted living facility).

In October 2009, they received their initial extension to April 21, 2010. At that time they were in the process of obtaining construction bids for the connector, and they expected construction to begin in late 2009.

The bids received for the connector were much higher than what the applicant had expected. As a result, the plans were changed to locate the connector at the rear of the building (rather than the front) which reduced the cost significantly. The applicants are waiting for approval from the Department of Health and Senior Services; and once that is received, they will solicit new bids. They expect to have the connector completed by the end of October 2010.

This project appears to be moving forward; and a second extension to October 20, 2010, should provide sufficient time for the applicant to incur a capital expenditure in the form of aboveground construction.

D. Previous Business

Item #3

#4123 RM: Silver Oak Senior Living of Columbia

Columbia (Boone County)

\$5,600,000, Change of owner/operator, reduction of project cost, site change, and fifth extension

Contact Person: Mike Short, 405-705-2420 (mike@maplemgmt.com)

The original applicant received a Certificate of Need (CON) on January 28, 2008, to establish a 75-bed assisted living facility (ALF), at Berrywood Drive, Columbia 65202. The approved project cost was \$8,490,287.

To date, this project has received four extensions due to issues relating to securing funding. The last extension was granted to June 27, 2010.

They have now submitted a request to reissue the CON to change the owner and operator to Columbia Colonies, LLC, (an Americare affiliate) to reduce the project cost to \$5,600,000, and change the site to 1510 Chapel Hill Road in Columbia 65203 (approximately five miles away). A fifth extension to January 27, 2011, was also requested to give the new owner time to begin incur a capital expenditure through aboveground construction.

All of the appropriate forms and information have been provided; and this appears to be a reasonable request.

Item #4

#4191 HS: St. Mary's Health Center

Jefferson City (Cole County)

\$209,500,000, Fourth extension on CON to establish 167-bed acute care hospital

Contact Person: Beverly Stafford, 573-761-7000 (beverly_stafford@ssmhc.com)

On June 2, 2008, a Certificate of Need (CON) was issued to SSM Regional Health Services to establish a 167-bed acute care hospital on Highway 179 in Jefferson City, which would replace the existing 167-bed St. Mary's Health Center. The approved cost of the project was \$209,500,000.

In mid-2009, as a result of the economic downturn, SSM Regional Health Services reassessed the timelines for capital expenditures within the organization and temporarily suspended this project. On December 1, 2009, SSM Health Care authorized full resumption of the project.

Final design and engineering work is continuing on the new Highway 179 interchange which is scheduled for completion in 2012. The applicant expects to reach aboveground construction in 2012 with a projected completion date in 2014. The applicant is requesting a fourth extension to December 1, 2010, to allow additional time for completion of preliminary work prior to aboveground construction.

This appears to be a reasonable request without any concerns.

Item #5

#4250 HS: St. Joseph Medical Center

Kansas City (Jackson County)

\$2,279,711, Third extension on CON to replace interventional radiology lab

Contact Person: Ginger Bliss, 816-943-2833 (Ginger.Bliss@carondelet.com)

On September 22, 2008, a Certificate of Need (CON) was issued to St. Joseph Medical Center to replace an interventional radiology lab at the facility located at 1000 Carondelet Drive, Kansas City 64114.

D. Previous Business

They received their initial extension on April 3, 2009, then a second extension to March 21, 2010. The reason for the extension was that, as a result of the economic downturn, Ascension Health System placed a hold on all capital projects within their system.

The applicant expects to receive approval from Ascension Health System to acquire the replacement equipment early in their new fiscal year which begins on July 1, 2010.

This appears to be a reasonable request without any concerns.

Item #6

#4183 RM: Chapman Farms Senior Estates, LLC

Blue Springs (Jackson County)

\$8,174,158, Fourth extension, site change, and reduction in project cost on CON to establish 80-bed ALF

Contact Person: Earl Brown, 816-916-8547 (ejrbrown@sbcglobal.net)

On June 2, 2008, the applicants received a CON to establish an 80-bed assisted living facility (ALF) at a cost of \$11,643,810. On November 10, 2008, they received their first six-month extension to June 1, 2009. On July 27, 2009, they received their second six-month extension to December 2, 2009.

On January 11, 2010, a third extension to June 1, 2010, was approved because the economic downturn had caused delays in securing financing for the project. At that time, they were intending to apply for HUD financing.

After extensive evaluation of the project, the applicants concluded that completion of the project as originally approved was going to be difficult due to the cost, as well as continuing financing problems. Part of the original project included development of other non-CON related components. As a result, the applicants are proposing to move the project to a new site approximately 5.6 miles away which is in close proximity to Lee's Summit Hospital at MO 7 Hwy. and Wyatt Road in Blue Springs; and the size of the project is being reduced and will focus only on the CON portion. The project cost will be reduced from \$11,643,810 to \$8,174,158. The applicants believe these changes will improve their ability to obtain conventional financing.

The fourth extension is needed to provide additional time for the applicants to obtain financing on the project. They will need additional extensions before they reach the point of incurring a capital expenditure through aboveground construction.

Legal Counsel Report

**End of
Certificate of Need
Meeting
Compendium**